



# Weekly Permit Bulletin

April 14, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## How to use this Bulletin

### To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

### To receive the bulletin by email:

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

##### [Anderson Tree Topping](#)

**Location:** 12024 SE 20<sup>th</sup> St

**Subarea:** Richards Valley

**File Number:** 15-125403-GJ

**Description:** Application for Land Use approval of a replanting plan to mitigate two topped trees within a steep slope and stream critical areas buffers. Tree topping is associated with COB Enforcement Action 15-108162-EA.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** April 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 16, 2015

**Completeness Date:** November 13, 2015

**Applicant Contact:** Mark Anderson, 425-753-3138

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### [Lin Residence](#)

**Location:** 14602 SE Allen Rd

**Subarea:** Newcastle

**File Number:** 16-126681-LO

**Description:** Application for Critical Areas Land Use Permit to construct a 3,065 square-foot, single-family residential structure within a steep slope toe-of-slope structure setback. The proposal is supported by a Critical Areas Report and Geotechnical Report.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** April 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 14, 2016

**Completeness Date:** March 31, 2016

**Applicant:** Lin Lin

**Applicant Contact:** Fivi Spatacean, 425-652-1558

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

### Notice of Decision

#### NOTICE OF DECISION

##### [Breva Design Review](#)

**Location:** 16229 Northup Way

**Neighborhood:** Crossroads

**File Number:** 15-111397-LD

**Description:** Design Review approval to demolish an existing 9,872 square foot Masonic Lodge building and construction of 29 townhomes within 8 structures. Total proposed square footage is 70,834 square feet. Project includes associated parking, site landscaping, a children's play area, and site utilities.

**Decision:** Approval

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** April 28, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 22, 2015

**Notice of Application Date:** May 28, 2015

**Applicant Contact:** Justin Goroch, BCRA Design, 253-627-4367

**Planner:** Carol Hamlin, 425-452-2731

**Planner Email:** [chamlin@bellevuewa.gov](mailto:chamlin@bellevuewa.gov)

## NOTICE OF DECISION

### [Shared Commuter Parking](#)

**Location:** Bellevue Four Square – 2015 Richards Road, Lake Hills Baptist Church – 506 140th Ave NE, Overlake Park Presbyterian – 1836 156th Ave NE

**Subarea:** Multiple

**File Number:** 15-126319-LA

**Description:** Administrative Conditional Use Permit approval to allow existing parking lots at the above referenced addresses to be used as commuter parking facilities (Bellevue Four Square – 20 stalls, Lake Hills Baptist Church – 50 stalls, Overlake Park Presbyterian – 50 stalls) to offset impacts resulting from the temporary closure of the South Bellevue Park and Ride for the construction of East Link.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** April 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 4, 2015

**Completeness Date:** December 15, 2015

**Notice of Application Date:** January 14, 2016

**Applicant Contact:** Chris Ward, Sound Transit, 206-903-7790,

[chris.ward@soundtrabsit.org](mailto:chris.ward@soundtrabsit.org)

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

## NOTICE OF DECISION

### [Lipscomb Residence](#)

**Location:** 101 Cascade Key

**Subarea:** Factoria

**File Number:** 16-123429-LO

**Description:** Critical Areas Land Use Permit approval to demolish an existing residence and construct a new one with a minor reduction to the 25-foot shoreline setback and paving changes within the 25-foot shoreline buffer. All work is above the ordinary high water mark.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 28, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 25, 2016

**Completeness Date:** February 18, 2016

**Notice of Application Date:** February 25, 2016

**Applicant Contact:** Bryan Krannitz, Krannitz Gehl Architects, 206-547-8233, [bryan@krannitzgehl.com](mailto:bryan@krannitzgehl.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.com](mailto:rpittman@bellevuewa.com)

## REQUEST FOR COMMENTS ON SCOPE OF AN ENVIRONMENTAL IMPACT STATEMENT (EIS)

### NOTICE OF PHASE 2 PUBLIC MEETINGS/OPEN HOUSES

#### **Project Name:** [Energize Eastside](#)

**Project Proponent:** Puget Sound Energy

**Location:** Portions of Bellevue, Newcastle, Redmond, Renton, and unincorporated King County between the Sammamish Substation at 9221 Willows Road NE, Redmond, WA 98052, and the Talbot Hill Substation at 2400 South Puget Drive, Renton, WA 98055.

**City of Bellevue EIS File Number:** 14-139122-LE

**Description** Construct approximately 18 miles of new 230 kilovolt (kV) electrical transmission lines and add a new substation (Richards Creek) at the Lakeside substation to connect two existing bulk energy systems, supply future electrical capacity, and improve electrical grid reliability for eastside communities. Project details and plans are available in the project file and on the project website at [www.EnergizeEastsideEIS.org](http://www.EnergizeEastsideEIS.org).

**EIS Required:** The Environmental Coordinator of the City of Bellevue, serving as lead agency, has determined that this proposal could have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is required under the Revised Code of Washington (RCW) 43.21C.

**PHASED REVIEW:** The Phase 1 Programmatic Draft EIS was completed and subject to public comment. Under WAC 197-11-060(5) the purpose of the Phase 1 DEIS is to evaluate, at a more general level, the environmental impacts of alternative methods to address the electrical transmission capacity deficiency identified by PSE. The Phase 2 Draft

EIS will evaluate project-level alternatives described below.

**EIS ALTERNATIVE REQUIREMENTS:**

WAC 197-11-440(5)(b) states that a reasonable alternative means an action that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly or indirectly through requirement of mitigation measures.

The Phase 2 Draft EIS will identify alternatives from the Phase 1 Draft EIS that do not require or merit more detailed project-level impacts review; furthermore, it will articulate the reasoning and basis if one or more alternative(s) are not being carried forward.

Following publication of the Phase 2 Draft EIS and receipt and consideration of public comment, a Final EIS will be issued that incorporates the information from both the Phase 1 and Phase 2 DEISs.

**Approvals required:** Local permit review and approval within each affected jurisdiction. The Energize Eastside EIS is not a permit - it is one of many sets of information permitting agencies will consider as they decide whether to approve the project and issue necessary permits.

**Public Comment:** Agencies, affected tribes, and members of the public are invited to comment on the scope of the Phase 2 EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. An expanded scoping process is being provided pursuant to Washington Administrative Code (WAC) 197-11-410, and will include three public scoping meetings at the times and locations listed below.

**Public Meetings/Open House Dates, Times, and Locations:**

**Tuesday May 10, 2016 6:00 – 8:30 PM:**  
Oliver Hazen High School - 1101 Hoquiam Ave NE, Renton, WA 98059

**Saturday May 14, 2016 2:00 - 4:30 PM:**  
Rose Hill Elementary - 8110 128th Ave NE, Kirkland, WA 98033

**Tuesday May 17, 2016 6:00 – 9:00 PM:**  
Bellevue City Hall - 450 110th Ave NE, Bellevue, WA 98004

**PUBLIC COMMENT PERIOD:** The comment period opens April 14, 2016. The deadline for submitting your comments is May 31, 2016. All comments related to project scoping must be submitted by this date. Comments may be submitted orally at the public meetings or in writing. Comments will be accepted by email; however, a valid physical mailing address is required to establish status as an official party of record.

**Written comments may be submitted:**

Online at [www.EnergizeEastsideEIS.org](http://www.EnergizeEastsideEIS.org)

By email to [Info@EnergizeEastsideEIS.org](mailto:Info@EnergizeEastsideEIS.org)

By mail to: City of Bellevue

Development Services Department

Attn: Heidi M. Bedwell

450 110th Avenue NE

Bellevue, WA 98004

For questions about public meetings or commenting, email the City of Bellevue EIS project team at: [info@EnergizeEastsideEIS.org](mailto:info@EnergizeEastsideEIS.org) or contact:

Heidi M. Bedwell, Senior Land Use Planner/Energize Eastside EIS Program Manager

City of Bellevue Development Services Department, 425-452-4862

**Applicant Contact:** Jens Nedrud, Puget Sound Energy

**Applicant Contact Email:**

[jens.nedrud@pse.com](mailto:jens.nedrud@pse.com)

**Lead Agency Contact:** Heidi M. Bedwell, City of Bellevue

**Lead Agency Contact Phone:** 425-452-4862

**Lead Agency Contact Email:**

[hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)